

Chairperson John R. Clark
Vice-Chairperson Michael Parks
Parliamentarian Don Maxwell



Commissioners
Michael Beckendorf
John Bond
Helen Chavarria
Ralph Davila
Robert Horton
G.H. Jones

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 21, 2008
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.

4. CONSENT AGENDA.

- A. Approval of meeting minutes from the workshop and regular meetings on August 7, 2008.**

REQUEST FOR APPROVAL OF REPLAT – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be made to City Council).

- 5. Replat RP08-16: Block 2 of Hyde Park Addition** **R. Haynes**
A proposed replat of Lot 11 in Block 2 of Hyde Park Subdivision, being 0.32 acres of land located on property at 4300 Boyett Street at the south corner of Boyett Street and Lisa Circle in Bryan, Brazos County, Texas.

REQUEST FOR APPROVAL OF ALLEY ABANDONMENT – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

- 6. Alley Closing AC08-02: Herb Currie** **R. Haynes**
A request to abandon a 10-foot wide and 106-foot long section of alley right-of-way adjacent to Lots 18, 19 and 20 in Block 22 of Cavitt's Bryan Heights Subdivision of the Phillips Addition (addressed at 700 East 32nd Street) in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF VARIANCES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

7. Planning Variance [PV08-27](#): Raymond Messer

J. Fulgham

A request for approval of a 10-foot variance from the minimum 25-foot front building setback generally required on lots in residential zoning districts of Bryan, to legitimize previous installation of carport that extends within 15 feet of the front property line on property at 1205 Garden Lane between Bennett Street and Skrivaneck Drive, specifically occupying Lot 10 and parts of Lot 11 in Block of North Manor Addition – Fourth Installment in Bryan, Brazos County, Texas.

8. Planning Variance [PV08-31](#): Rike Homes, LLC (for Craig Brown)

R. Haynes

A request for approval of a 5-foot variance from the minimum 25-foot front building setback generally required on lots in residential zoning districts of Bryan, to allow construction of new single-family homes planned to extend within 20 feet from the front property line on three lots in the 3100 block of Broadmoor Drive between Braeburn Street and Lochinvar Lane, specifically occupying Lots 10A-R, 11A & 11B in Block 1 of the Briarcrest West I Subdivision in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMIT – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

9. Conditional Use Permit [CU08-04](#): Maria Gonzalez

M. Zimmermann

A request for approval of a Conditional Use Permit to allow the installation of a new manufactured home on property in an Agricultural-Open (A-O) zoning district located on 8.01 acres of vacant land out of S.F. Austin Survey, Abstract No. 62, adjoining the southeast side of Hilton Road, approximately 600 northeast from its intersection with Sandy Point Road (F.M. 1687) in Bryan, Brazos County, Texas.

10. Conditional Use Permit [CU08-07](#): Motorcycles Plus

R. Haynes

A request for approval of a Conditional Use Permit to allow a motorcycle sales and service use on property in a South College – Business District (SC-B), specifically on property located at 3710 Old College Road, occupying Lots 1 thru 3 in the Triangle Subdivision in Bryan, Brazos County, Texas.

11. ADJOURN

The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, September 4, 2008 at 6:00 p.m.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT 209-5120, AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING IN ORDER THAT YOUR REQUEST MAY BE ACCOMMODATED.